



GRASSROOTS
REALTY GROUP

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715 23 Avenue SE
Calgary, Alberta

MLS # A2255532



\$950,000

Division:	Ramsay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,617 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Landscaped, L		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Walk-In Closet(s)

Inclusions: All wall mounted shelves, , garage shelves, heat recovery ventilator

Welcome to the vibrant inner-city community of Ramsay, where historic charm meets modern living. This stunning 2-storey duplex home offers 4 bedrooms, 3.5 bathrooms, and an open-concept main floor that's ideal for families or professionals who love to entertain. Featuring 9' ceilings on the main and basement levels, vaulted ceilings upstairs, and a striking curved open-riser staircase with a remote skylight, the home is filled with natural light and a sense of spacious elegance. The chef's kitchen is highlighted by quartz countertops, custom cabinetry, wide luxury vinyl plank flooring, and a functional mudroom connecting to the double detached garage. Upstairs you'll find 3 bedrooms, including a beautiful primary suite with ensuite and walk-in closet, plus convenient upstairs laundry. The fully finished basement includes a generous rec space, a 4th bedroom, 3-pc bath, and a private alcove perfect for hobbies or crafts. Outside, the south-facing yard is a private retreat with a composite deck, pergola, gas BBQ hookup, and mature fruit trees. Additional highlights include radiant heating throughout the entire home and garage, a central vacuum system, instant hot water, a high-efficiency boiler, an insulated concrete form foundation, and excellent soundproofing. Just steps from Ramsay School, Rosso Coffee, Crossroads Market, and the Ramsay Rink—with quick access to transit, Erlton Station, and a 10-minute commute downtown—this home blends style, comfort, and unbeatable convenience.